

008.A

0001

0004.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

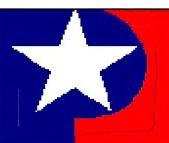
213,600 / 213,600

USE VALUE:

213,600 / 213,600

ASSESSED:

213,600 / 213,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		BELKNAP ST, ARLINGTON

OWNERSHIP

Owner 1:	GUPTA MEENAKSHI CHHABRA &	Unit #:	4
Owner 2:	GUPTA ANKUR		
Owner 3:			

Street 1: 58 HILLCREST AVE

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02420 Type:

PREVIOUS OWNER

Owner 1: LEE KATHRYN -

Owner 2: -

Street 1: 57 LAWRENCE STREET UNIT 1

Twn/City: WALTHAM

St/Prov: MA Cntry:

Postal: 02451

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Exterior and 368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7715													G7	1.		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	212,900	700		213,600		
Total Card	0.000	212,900	700		213,600	Entered Lot Size	
Total Parcel	0.000	212,900	700		213,600	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	580.43	/Parcel:	580.4
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	197,600	700	.		198,300	198,300	Year End Roll	12/18/2019
2019	102	FV	177,900	700	.		178,600	178,600	Year End Roll	1/3/2019
2018	102	FV	147,800	700	.		148,500	148,500	Year End Roll	12/20/2017
2017	102	FV	137,800	700	.		138,500	138,500	Year End Roll	1/3/2017
2016	102	FV	137,800	700	.		138,500	138,500	Year End	1/4/2016
2015	102	FV	130,100	700	.		130,800	130,800	Year End Roll	12/11/2014
2014	102	FV	119,000	700	.		119,700	119,700	Year End Roll	12/16/2013
2013	102	FV	119,000	700	.		119,700	119,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
LEE KATHRYN,	60140-23		10/1/2012		145,000	No	No			
CACCIOLA EDWARD	46284-403		10/14/2005		136,500	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/19/2018										Measured	DGM	D Mann
1/5/2013										MLS	EMK	Ellen K
3/3/2006										External Ins	BR	B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			ALL UNITS ARE STUFDIOS W/FULL BATH.												
Sty Ht: 1	- 1 Story			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 6	- Slab			A 3QBth:	Rating:															
Frame: 3	- Concrete			1/2 Bath:	Rating:															
Prime Wall: 7	- Brick			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct: 4 - Flat				OTHER FEATURES																
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average															
Color: BRICK				A Kits:	Rating:															
View / Desir:				Fpl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDO INFORMATION																
Year Blt: 1971		Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct: G7		Fact: .		Floor: 2 - 2nd Floor																
Const Mod:				% Own: 12.50000000																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION																
Avg Ht/FL: 10				Phys Cond: AV	- Average			28. %												
Prim Int Wall 1 - Drywall				Functional:				%												
Sec Int Wall: %				Economic:				%												
Partition: T - Typical				Special:				%												
Prim Floors: 4 - Carpet				Override:				%												
Sec Floors: 14 - Asphalt Tile 25 %				Total:	28.8 %															
CALC SUMMARY				COMPARABLE SALES																
Bsmnt Flr:				Basic \$ / SQ: 320.00	Rate				Parcel ID	Typ	Date	Sale Price								
Subfloor:				Size Adj.: 2.13043475																
Bsmnt Gar:				Const Adj.: 0.96418488																
Electric: 3 - Typical				Adj \$ / SQ: 657.323																
Insulation: 2 - Typical				Other Features: 30000																
Int vs Ext: S				Grade Factor: 1.00																
Heat Fuel: 2 - Gas				NBHD Inf: 1.10000002																
Heat Type: 3 - Forced H/W				NBHD Mod:																
# Heat Sys: 1				LUC Factor: 1.00																
% Heated: 100	% AC:			Adj Total: 299084					Juris. Factor: 1.00	Before Depr:	723.05									
Solar HW: NO	Central Vac: NO			Depreciation: 86136					Special Features: 0	Val/Su Net:	578.53									
% Com Wall	% Sprinkled: 0			Depreciated Total: 212948					Final Total: 212900	Val/Su SzAd:	578.53									
MOBILE HOME				Make:	Model:			Serial #:	Year:			Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 008.A-0001-0004.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
85	Paving	D	Y	1	225	A	AV	1985	4.00	T	27.2	102			700		700			
More: N				Total Yard Items: 700				Total Special Features:				Total:				700				